

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, October 8, 2009 at 12:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Appeals

- V-09-143** Appeal of Eric Welch of a decision of an administrative officer of the Bureau of Buildings for the issuance of a building permit. The property is located at **656 Narrow Street, S.E.**, fronting 25 feet on the north side of Narrow Street and beginning approximately 175 feet west of the northwest intersection of Narrow Street and Cameron Street. Zoned R-5 (Residential)/HC-20K, SA-1/BeltLine Overlay District. Land Lot 21 of the 14th District, Fulton County, Georgia.
Owner: Eric Welch
Council District 5, NPU-W

New Cases

- V-09-139** Application of **Jason Zapata** for a special exception from zoning regulations to allow a parking bay in the required front yard setback where otherwise prohibited. The applicant also seeks a variance to increase the maximum lot coverage from 50% to 62% to allow for a parking bay. Property is located at **981 North Avenue, N.E.**, fronting 55 feet on the south side of North Avenue and beginning approximately 215 feet west of the southwest intersection of North Avenue and Ralph McGill Boulevard. Zoned R-4 (Residential) District. Land Lot 15 of the 14th District, Fulton County, Georgia.
Owner: Travis Riney
Council District 2, NPU-F
- V-09-140** Application of **Peter Topken** for a special exception from zoning regulations to erect a 6 feet fence and security gate in the front yard where only a 4 feet fence is allowed. Property is located at **545 Elmwood Road, N.W.**, fronting 77 feet on the east side of Elmwood Road and beginning approximately 170 feet north of the northeast intersection of Elmwood Road and Hasty Place. Zoned R-4A (Residential) District. Land Lot 146 of the 14th District, Fulton County, Georgia.
Owner: J. Ruska, Trustee
Council District 3, NPU-J
- V-09-141** Application of **Peter Topken** for a special exception from zoning regulations to erect a 6 feet fence and security gate in the front yard where only a 4 feet fence is allowed. Property is located at **1687 Thoms Drive, N.W.**, fronting 137 feet on the north side of Thoms Drive and beginning approximately 342.8 feet west of the northwest intersection of Thoms Drive and West Lake Avenue. Zoned R-4A (Residential) District. Land Lot 146 of the 14th District, Fulton County, Georgia.
Owner: J. Ruska, Trustee
Council District 3, NPU-J

- V-09-142** Application of **Patrick Leonard** for a variance from zoning regulations to reduce the east side yard setback from 7 feet (required) to 3.6 feet for a second story addition to an existing single family residence. Property is located at **1175 Briarcliff Place, N.E.**, fronting 50 feet on the south side of Briarcliff Place and beginning approximately 346.1 feet east of the southwest intersection of Briarcliff Place and Briarcliff Road. Zoned R-4 (Residential). Land Lot 149 of the 15th District, DeKalb County, Georgia.
Owner: Patrick Leonard
Council District 6, NPU-F
- V-09-144** Application of **Robert Goodwin** for a variance from zoning regulations to reduce the north side yard setback from 10 feet (required) to 3.5 feet to allow for an addition and enclosure of an existing carport for a new garage. Property is located at **1123 Moores Mill Road, N.W.**, fronting 121.5 feet on west side of Moores Mill Road and beginning approximately 150 feet north of the southwest intersection of Moores Mill Road and Northmoor Court. Zoned R-3 (Residential). Land Lot 183 of the 17th District, Fulton County, Georgia.
Owner: Ray Travis
Council District 8, NPU-C
- V-09-145** Application of **Stephanie Nelson** for a variance from zoning regulations to reduce the half depth front yard setback from 17.5 feet (required) to 7 feet to allow for a master bedroom and two car garage addition to an existing single family house. Property is located at **2708 Tupelo Street, S.E.**, fronting 51 feet on the north side of Tupelo Street and beginning at the northeast intersection of Tupelo Street and Daniel Street. Zoned R-4 (Residential). Land Lot 203 of the 17th District, Fulton County, Georgia.
Owner: Stephanie Nelson
Council District 5, NPU-O
- V-09-146** Application of **Joseph Alcock** for a special exception from zoning regulations to eliminate the on site parking from 20 spaces to zero spaces to allow for a restaurant. Property is located at **1990 Hosea Williams Drive, N.E.**, fronting 91.5 feet on the north side of Hosea Williams Drive and beginning approximately 158 feet west of the northwest intersection of Hosea Williams Drive and Kirkwood Road. Zoned NC-3 District (to be used for commercial purposes). Land Lot 206 of the 15th District, DeKalb County, Georgia.
Owner: Lisa Rothermel
Council District 5, NPU-O
- V-09-147** Application of **Audrey Godiers** for a variance from zoning regulations to reduce the south side yard setback from 7 feet (required) to 3 feet 1 inch to allow for a two story addition to a single family residence. The applicant also seeks a variance to exceed the maximum 50% lot coverage. Property is located at **1175 619 Page Avenue, N.E.**, fronting 37.5 feet on the east side of Page Avenue and beginning approximately 157.5 feet south of the southeast intersection of Page Avenue and Clifton Terrace. Zoned R-4 (Residential). Land Lot 239 of the 15th District, DeKalb County, Georgia.
Owner: Bruce and Adrienne Strothers
Council District 6, NPU-N

V-09-148 Application of **M. Hakim Hillard and 3184 Roswell Partners** for a special exception from zoning regulations to reduce the off street parking requirement from 32 spaces (1 space per 75 square feet) to 4 parking spaces to allow for the conversion of an existing retail space into a restaurant/lounge. Property is located at **3184 Roswell Road, N.E.**, fronting 25 feet on the west side of Roswell Road and beginning approximately 279 feet north of the northwest intersection of Roswell Road and Irby Avenue. Zoned C-3 District (to be used for commercial purposes). Land Lot 99 of the 17th District, Fulton County, Georgia.
Owner: 3184 Roswell Partners
Council District 2, NPU-B

V-09-149 Application of **Wanda Steele** for a variance from zoning regulations to reduce the rear yard setback from 35 feet (required) to 10 feet to allow for an addition to a single family residence. Property is located at **520 Regency Park Drive, S.W.**, fronting 75 feet on the west side of Regency Park Drive and beginning at the southwest intersection of Regency Park Drive and East Court Drive. Zoned FC-R3 (Residential). Land Lot 48 of the 14F District, Fulton County, Georgia.
Owner: Wanda Steele
Council District 11, NPU-Q

Deferred Cases

V-09-85 Application of **Doug Estes** for a special exception from zoning regulations to allow the installation of gas pumps in a yard adjacent to the street where otherwise prohibited to allow for an existing commercial building to be converted into a service station. Property is located at **2685 Donald Lee Hollowell Parkway, N.W.**, fronting 200 feet on the north side of Donald Lee Hollowell Parkway and beginning at the northeast intersection of Donald Lee Hollowell Parkway and Hightower Place. Zoned MRC-2 (to be used for commercial purposes) District. Land Lot 208 of the 14th District, Fulton County, Georgia.
Owner: PG Properties
Council District 9, NPU-G

V-09-106 Application of **Cline Rinehart and Bonnie Barfield** for a variance from zoning regulations to: (1) reduce the half depth front yard setback from 15 ft. (required) to 10 ft; 2) allow for a residential accessory structure to exceed the allowed 30% to the main to 48% and (3) allow for the rear yard coverage to exceed the allowed 25% coverage to 26% to allow for a detached residential accessory structure. Property is located at **1085 Tumlin Street, N.W.**, fronting 60 feet on the east side of Tumlin Street and beginning approximately at the southeast intersection of Tumlin Street and Ethel Street. Zoned R-5 (Residential)/SPI-8 District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Cline Rinehart
Council District 6, NPU-E

V-09-125 Application of **Mahadeva Ramnath** for a special exception from zoning regulations to allow: (1) an 8 feet retaining wall with 4.6 ft columns and a 4 feet aluminum fence on top where only a 3 feet retaining wall and 4 feet fence are

allowed and (2) active recreation in a yard adjacent to a street. Property is located at **1611 Mount Paran Road, N.W.**, fronting 139 feet on the north side of Mount Paran Road and beginning approximately 240 feet west of the northwest intersection of Mount Paran Road and Randall Court. Zoned R-2 (Residential) District. Land Lot 200 of the 17th District, Fulton County, Georgia.

Owner: Chandru Krishnamurthy
Council District 8, NPU-A

V-09-126

Application of **John Gulya** for a special exception from zoning regulations to allow active recreation (swimming pool) in a yard adjacent to a street. Property is located at **622 Loridan Drive, N.E.**, fronting 100 feet on the north side of Loridan Drive and beginning at the northwest intersection of Loridan Drive and Valley Green Drive. Zoned R-3 (Residential) District. Land Lot 65 of the 17th District, Fulton County, Georgia.

Owner: Iris Franklin
Council District 7, NPU-B